

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
August 2, 2023, 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20478– Appeal filed by Happy Freighters, c/o Alphonso Stamps and Nick Humphrey, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a tow lot, with outside storage, at 2601 University St.

WARD 14 #AOP-9678-23 ZONE: “G” – Local Commercial and Office District

APPEAL #11781 – Appeal filed by Sean Spencer, from the determination of the Board of Public of Service in the denial of a subdivision of the lot, at 4912 Gravois Ave.

WARD 1 #BPS-131691 ZONE: The Bevo Mill Special Use District
ZONE: “G” – Local Commercial and Office District

APPEAL #11782 – Appeal filed by Dale Sign Service, Inc., c/o Nik Kuhn, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to install non-illuminated ground sign, per plans, at 6244 Forsyth Blvd.

WARD 10 #AB-574922-23 ZONE: “A” – Single-Family Dwelling District

APPEAL #11783 – Appeal filed by Blueprint Coffee, LLC, c/o Mike Marquard from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do interior alterations, per plans, for a coffee roasting facility with coffee bar, classes, and inside and outside storage, at 1600 S. 39th St.

WARD 7 #AB-575357-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11691 – Appeal Home Grown Studio, c/o Christina Clagett, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do interior and exterior alterations, to convert a school to a multi-family building, per plans (zoning only), at 5935 Horton Pl.

(cont'd from 3/29/23)

WARD 10 #AB-570472-22 ZONE: “B” – Two-Family Dwelling District and
ZONE: “F” – Neighborhood Commercial District

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on July 26, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:
Zoning Staff
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Jared Boyd, Mayor's Office
Dan Isom
Neal Richardson
Neighborhood Stabilization Team
Dale Ruthsatz, SLDC
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Russell Halliday
Bennett Anderson
Project Connect

Via Email with Attachments

Tracy Billups
City Counselor
Board Members
Debra Aaron

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator
File